



Iliffe Street, Walworth, SE17

£500,000 Leasehold

A beautiful one bedroom flat decorated and refurbished to the highest quality in the ever-popular Pullen's Buildings. EPC Rating C.

LOCATION

This apartment sits at the heart of the Pullen’s Buildings, on Iliffe Street, between Crampton Street and Penton Place. The Pullen’s Buildings are a unique feature of the local area and date back to the 1880’s. They have featured in many movies, including the King’s Speech. They host a fantastic residents’ community, the blocks of flats being interspersed with craft studios set within beautiful Victorian yards. A number of times a year they will open their doors and you can purchase their wares, alongside other locally produced goods. Bands play in Iliffe Yard and the neighbourhood comes together. The buildings have a community centre, popular for those wanting to practice yoga, alongside a coffee shop and a co-operative grocers. It’s a truly vibrant place to live.

A short walk away is Kennington Park, with its cafe and tennis courts and the new development at Elephant Park, full of new restaurants, gyms and shops. Walk a little further, and you can reach the Houses of Parliament in half an hour.

DESCRIPTION

You enter this iconic set of buildings to find the flat on the second floor. It’s comfortable living space is located at the front of the flat, with a Victorian fireplace and bookshelves each side of the chimney breast. The reception room has beautiful wooden sash windows, which offer amazing sunset views over south London, with the London Eye and Elizabeth Tower in the distance.

Walking down the wonderfully newly redecorated hallway you find the bedroom. It has built-in storage across one entire wall as well as space enough for a double bed, small chest of drawers and a desk or a cot.

Heading towards the rear of the property is the newly refurbished kitchen, with uniquely styled flooring and a stunning red brick splashback. It is fitted with a gas hob, oven extractor fan, slimline dishwasher and plenty of storage. There is space enough for a small table.

The bathroom makes great use of space and can be found just after the kitchen and an alcove for a standing fridge freezer. It is decorated with wooden shiplap walls, a patterned floor with underfloor heating and a standing brass rainfall shower with a sliding door. A storage cupboard can be found just past the bathroom with space for a washing machine.

Lastly, the property has access to its own beautiful and peaceful south facing roof terrace, perfect for daytime sun. A communal roof terrace is two floors up, where you can catch evening sun and sunsets. On New Year’s Eve it makes the perfect place to watch the fireworks display at the London Eye, and the neighbourhood gathers to watch it each year.

LOCAL AUTHORITY

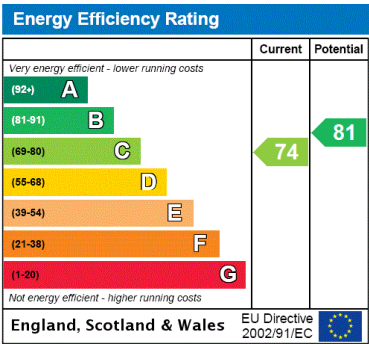
Southwark Council, London
Council Tax Band A

TENURE

Leasehold - 125 years from 11 November 2002
Ground rent: £10 per annum
Service charge: Circa £750 per annum

DIRECTIONS

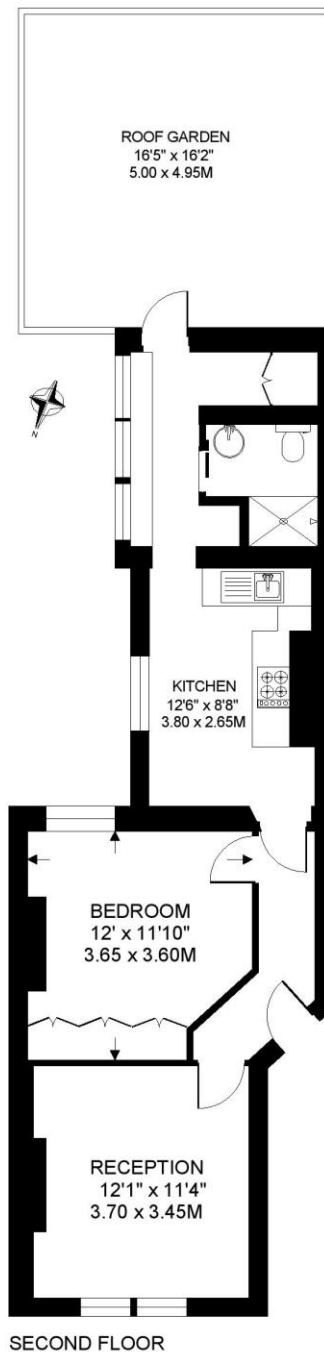
Kennington Underground Station (Northern Line) is 0.3 miles away (6 minute walk). Elephant and Castle Stations (Bakerloo/Northern Lines & National Rail) are 0.4 miles away (9 minute walk).





ILLIFFE STREET SE17
1 BEDROOM FLAT

Approximate gross floor area
551 SQ.FT. / 51.2 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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